

THE CHEVY CHASE LAND COMPANY
OF MONTGOMERY COUNTY, MARYLAND
ESTABLISHED 1890

DAVID M. SMITH
PRESIDENT
dms@cclandco.com

February 2, 2010

Isiah Leggett, County Executive
Executive Office Building
101 Monroe Street, 2nd Floor
Rockville, MD 20850

Nancy Floreen, Council President
100 Maryland Ave, 6th Floor
Rockville, MD 20850

Dear County Executive Leggett and Council President Floreen:

This letter is in response to the January 25th letter from Senator Madaleno, and Delegates Carr, Gutiérrez, and Waldstreicher, on which we were not given the customary courtesy of being copied. The letter concerned The Chevy Chase Land Company and a requirement for a monetary contribution to the County as part of land use approvals for our Chevy Chase Lake properties.

The Land Company has an approval to redevelop some of its commercially zoned land at Lake East with 250,000 square feet of commercial office and retail, which approval is valid through 2014. As part of that approval, the Land Company is required to contribute \$1,000,000 to the County for transit, in lieu of providing intersection improvements at Connecticut Avenue and Jones Bridge Road. This was negotiated as part of the APFO approval for the project. The obligation to make this contribution is tied to proceeding with this redevelopment project, with an agreement outlining the terms for payment required to be in place before a record plat is recorded for the redevelopment project. Should the Land Company proceed with this project, then the required agreement outlining terms for payment will be negotiated in due course.

In the meantime, the Land Company has no obligation to make the payment and is not in default on any obligations or commitments.

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We regret that factually inaccurate information was disseminated with regard to this. The Land Company remains committed to working with the County, other regulatory agencies and the community to maintain the quality of life and ensure the future success of Montgomery County and this region.

Very truly yours,

THE CHEVY CHASE LAND COMPANY OF
MONTGOMERY COUNTY, MARYLAND



David M. Smith
President

cc: Richard S. Madaleno, Jr., Senator
Alfred C. Carr, Jr., Delegate
Ana Sol Gutiérrez, Delegate
Jeff Waldstreicher, Delegate
Town of Kensington
Town of Chevy Chase View
Village of North Chevy Chase
Coalition of Kensington Communities
Coalition of Military Medical Neighbors
Chevy Chase Valley Citizens Association
Chairman Royce Hansen
Art Holmes, Director Montgomery Dept of Transportation
Carolyn Biggins, Chief Division of Transit Services
Melanie Wenger, Director of Intergovernmental Relations, Montgomery County Government
Phil Alperson, BRAC Coordinator, Montgomery County Government
Ken Reichard, Office of Senator Ben Cardin
Jahantab Siddiqui, Office of Senator Barbara Mikulski
Joan Kleinman, Office of Congressman Chris Van Hollen